OFFICER REPORT

Case No: 25/00560/HHFUL Householder (Full)

Proposal: Three Rear Dormers

Location: 21 High Street Warboys Huntingdon

Applicant: Mr & Mrs Mckay

Grid Ref: 530553 280116

DESCRIPTION OF SITE AND APPLICATION

The site comprises of a two-storey detached dwellinghouse located in a well-established residential area in Warboys. The site sits within the Warboys Conservation Area and adjacent to Grade II Listed Building No26 High Street.

The application seeks planning permission for three rear dormers.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). .'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):

* delivering a sufficient supply of homes;
* achieving well-designed places;
* conserving and enhancing the natural environment;
* conserving and enhancing the historic environment.

Planning Practice Guidance and the National Design Guide 2019 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP 11: Design Context
LP 12: Design Implementation
LP 14: Amenity
LP 34: Heritage Assets and their settings

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.7 Building Form

Local policies are viewable at https://www.huntingdonshire.gov.uk

RELEVANT PLANNING HISTORY

1300624FUL - Refurbishment, alterations including addition of dormer windows and erection of garage – Permission

16/00064/NMA - 1. To omit the windows to home cinema room, 2. External door to utility to remain, 3. Large glazed screen with escape door indicated to gym, 4. Existing windows to east boundary to remain-remove board to same reglaze with obscure glass – Consent
19/01590/HHFUL – Proposed garage - Permission

CONSULTATIONS

Warboys Parish Council recommend approval.

REPRESENTATIONS

One objection from neighbouring site No23 High Street:
- The dormer windows will overlook our otherwise private garden.

Officer comment:
The comment above is noted, however, there are already first floor rear windows to the rear that would offer some views to the neighbouring site. The property also has approved planning permission under reference 1300624FUL which includes a rear boxed dormer. The proposed dormers would be to serve an en-suite, a stair well and a bedroom. It is not considered that the addition of the dormer windows would offer any significant overlooking or loss of privacy to what is already present on site.
Additionally, whilst the proposal would not constitute Permitted Development as its within a Conservation Area, this protection is in place for design purposes and requires a planning application (as submitted). It remains that were this not a Conservation Area then a similar installation could take place with similar perceived overlooking impacts with no prior engagement with the LPA.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Impact on Heritage Assets

Design and Visual Amenity

Policy LP 11 of the adopted Local Plan to 2036 states that a proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings and has regard for the guidance contained within the Design SPD (2017).

The application site is a two-storey detached dwellinghouse of brick and tile construction with grey windows. The site has a driveway along the western boundary with a detached garage to the rear.

The application seeks permission for three rear dormers, two pitched dormers and one flat roof dormer. The three dormers would serve an en-suite, bedroom and stairwell area. It is acknowledged that greater consistency in design, particularly in terms of roof form and symmetry, would be preferable, however, the proposed design is better than that of the previously approved large box dormer under application 1300624FUL. The proposed materials would be lead for the rear and cheeks with interlocking tiles for the pitched dormers and resin (or similar) for the flat roof and grey aluminium double glazed windows. On balance, the design could be improved, but it is not considered harmful enough to warrant refusal of the application and is therefore acceptable in this instance.

The proposal by virtue of its siting, scale, size and design would not cause any detrimental impact to the character and appearance of the host dwelling or the surrounding area.

Overall, it is considered the proposed development is acceptable with regard to design and visual amenity and therefore accords with Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

Policy LP14 states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings in terms of light, outlook, privacy and noise.

In terms of neighbouring amenity, it is acknowledged that there would be a limited amount of overlooking from the rear dormers to No23 High Street, however, this would be considered minimal and no greater than the perceived overlooking already present on site from the first floor windows. It is also noted that whilst the proposal would not constitute Permitted Development as it's within a Conservation Area, this protection is in place for design purposes and requires a planning application (as submitted). It remains that were this not a Conservation Area then a similar installation could take place with similar perceived overlooking impacts with no prior engagement with the Local Planning Authority.

No19 High Street is set back further in its plot. The proposed dormer windows would not offer additional overlooking to what is currently present on site.

Overall, the development is considered acceptable in terms of overshadowing, overbearing impact, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036 in this regard.

Impact on Heritage Assets

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 203). The NPPF 2024 also states that great weight should be given to the conservation of a heritage asset.

The application site is within the Warboys Conservation Area and is adjacent to No26 High Street, a Grade II Listed Building. The proposed dormers would be sited entirely to the rear and whilst there would be some views to the rear of the site from School Road to the north-east, these would be minimal and would not result in harm to the significance of the nearby Grade II Listed Building and will not result in harm to Warboys Conservation Area.

It is therefore considered that the proposal accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Local Plan Policy LP34.

Conclusion

The proposed development is considered to be compliant with the relevant national and local policy as it:

* Is of an appropriate scale and design
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a harmful impact on designated heritage assets.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:

Enquiries about this report to **Robyn Kerrigan**